



14 Wapping, Ormesby

Minors & Brady



14 Wapping

Ormesby, Great Yarmouth

A charming coastal cottage with a stunning 100ft rear garden, private parking and no onward chain. Blending character features with modern updates, this inviting home offers a newly fitted kitchen, updated electric central heating and well-balanced accommodation throughout. The spacious sitting room centres around an attractive exposed brick fireplace and enjoys direct access to the generous rear garden. Upstairs, two double bedrooms and a bright family bathroom provide comfortable living space full of cottage charm. Equally suited as a permanent residence, coastal retreat or investment opportunity, this property offers privacy, practicality and plenty of potential.

- Offered with no onward chain, presenting an ideal opportunity for a swift and straightforward purchase
- Charming coastal cottage combining period character with practical modern improvements throughout
- Recently fitted 2023 shaker-style kitchen with ample storage, generous work surfaces and space for appliances
- Useful utility room with additional storage, plumbing facilities and a modern electric central heating system
- Spacious dual-purpose sitting and dining room centred around an attractive exposed red brick fireplace
- French doors opening directly onto the rear garden, creating excellent indoor-outdoor connectivity
- Two well-proportioned double bedrooms enjoying pleasant views across the private rear garden
- Bright three-piece family bathroom featuring vaulted ceilings, vanity storage and a dual-aspect outlook





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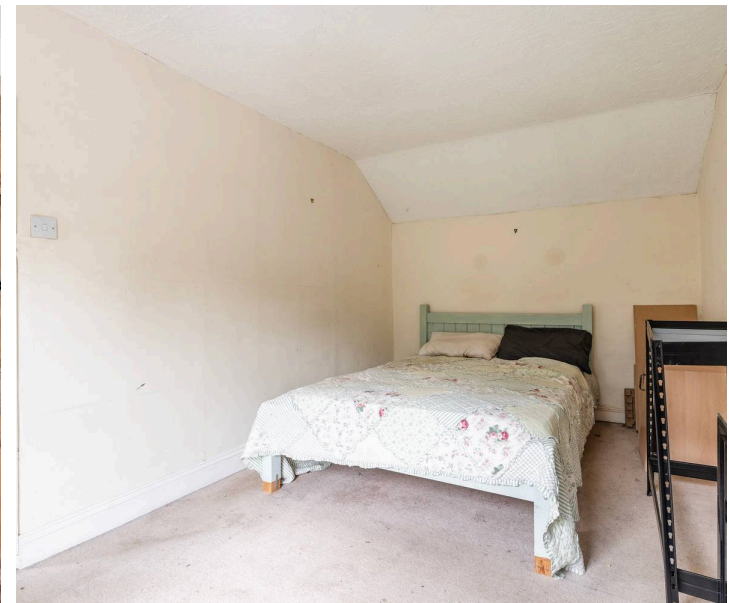
The Location

Situated within the popular village of Ormesby St Margaret, this location offers an excellent blend of coastal living, village charm and everyday convenience. The village enjoys a peaceful residential atmosphere while remaining within easy reach of both the Norfolk Broads and the county's beautiful east coast, providing residents with an enviable lifestyle surrounded by natural beauty.

The village itself offers a useful range of everyday facilities, including convenience stores, cafés, public houses, takeaways, a pharmacy, medical facilities and well-regarded local schools. Community groups, sports clubs and recreational facilities contribute to a strong village atmosphere, helping to create a genuine sense of belonging for residents of all ages.

One of the area's greatest attractions is its proximity to the Norfolk coastline. The sandy beaches of Scratby, California and Hemsby are all within a short drive, providing miles of coastline to enjoy throughout the year. Whether it's coastal walks, family days by the sea or simply taking in the fresh sea air, the surrounding beaches offer an enviable lifestyle rarely found so close to everyday amenities.

For a wider selection of shopping, dining and leisure facilities, Great Yarmouth is easily accessible and offers supermarkets, retail parks, cinemas, restaurants and healthcare services. The historic city of Norwich can also be reached within commuting distance, providing extensive shopping, cultural attractions, higher education facilities and direct rail links to London.





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Offered with no onward chain, this charming coastal cottage presents an excellent opportunity for those seeking a characterful home, holiday retreat or investment property. Previously utilised as a successful long-term rental, the property combines period charm with practical modern improvements, including a recently fitted kitchen and updated electric central heating system.

Set back from the road, the property benefits from a private area of land providing valuable off-road parking for multiple vehicles. A low-maintenance frontage creates an attractive first impression, while offering scope for further planting and landscaping.

Stepping inside, the kitchen has been thoughtfully updated and fitted in 2023, providing a range of shaker-style wall and base units, generous work surfaces and space for freestanding appliances. Designed with practicality in mind, the room serves as an inviting hub of the home. Adjoining the kitchen is a useful utility room, offering additional storage, plumbing for appliances and housing the modern electric central heating system and pressurised water tank.

To the rear, the property opens into a surprisingly spacious sitting room that comfortably accommodates both lounge and dining furniture. This welcoming living space enjoys views over the garden and is enhanced by an attractive exposed red brick fireplace, creating a natural focal point and adding to the cottage's character. French doors provide direct access outside, allowing the garden to become a natural extension of the living space during the warmer months.



M&B



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The first floor retains the charm often associated with traditional cottages, featuring vaulted ceilings and an interesting layout that adds personality and individuality. There are two well-proportioned double bedrooms, both enjoying pleasant views across the rear garden, with ample space for bedroom furnishings. The family bathroom is arranged around a three-piece suite and benefits from a bright dual-aspect outlook as well as useful vanity storage.

Outside, the rear garden is undoubtedly one of the property's standout features. Extending to approximately 100ft in length (stms), the space offers an excellent degree of privacy thanks to mature trees, established hedging and enclosed fencing. A patio terrace immediately adjoins the property, providing the perfect setting for outdoor dining and entertaining, while the extensive lawn beyond offers plenty of space for gardening, recreation or simply enjoying the peaceful surroundings. The generous plot presents future owners with flexibility to tailor the garden to their own needs and lifestyle.

Agent's Note

This property will be sold freehold and connected to mains electricity, water and drainage.

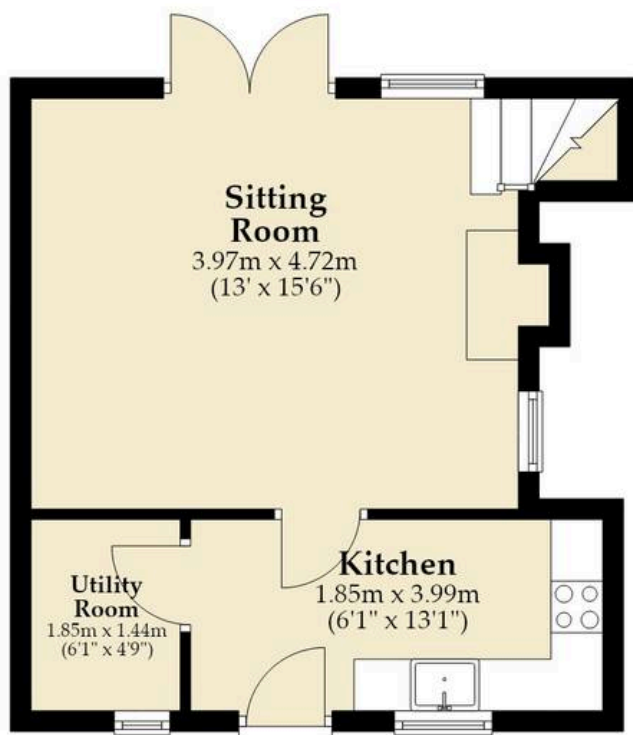
Please note the property is situated within a conservation area.



M&B

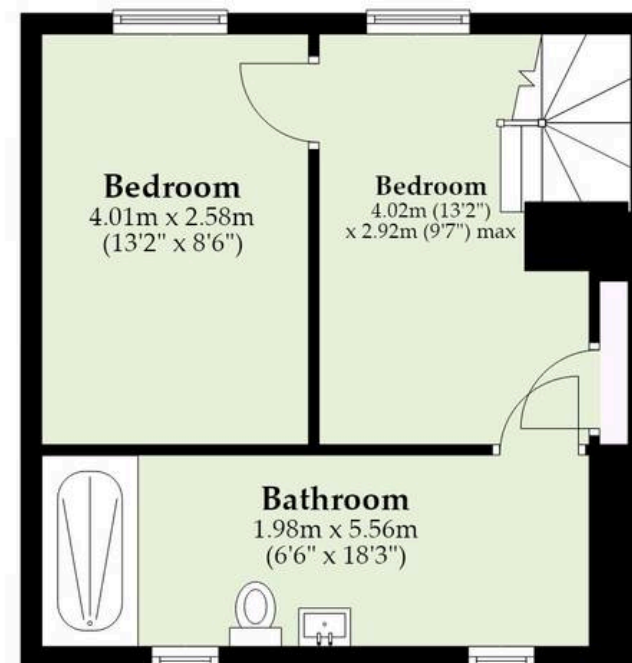
Ground Floor

Approx. 30.2 sq. metres (325.2 sq. feet)



First Floor

Approx. 34.0 sq. metres (365.5 sq. feet)



Total area: approx. 64.2 sq. metres (690.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

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